

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

213/163 FITZROY STREET ST KILDA VIC 3182

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$375,000

&

\$395,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$516,500

Property type

Unit

Suburb

St Kilda

Period-from

01 Jan 2024

to

31 Dec 2024

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

Date of sale

417/163 FITZROY STREET ST KILDA VIC 3182	\$372,000	09-Dec-24
302/18 GREY STREET ST KILDA VIC 3182	\$380,000	26-Sep-24
403/129 FITZROY STREET ST KILDA VIC 3182	\$390,000	24-Jan-25

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 28 January 2025

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417/163 FITZROY STREET ST KILDA VIC 3182 Sold Price **\$372,000** Sold Date **09-Dec-24**

1 1 1

Distance **0km**



302/18 GREY STREET ST KILDA VIC 3182 Sold Price **\$380,000** Sold Date **26-Sep-24**

1 1 1

Distance **0.19km**



403/129 FITZROY STREET ST KILDA VIC 3182 Sold Price ^{RS} **\$390,000** Sold Date **24-Jan-25**

1 1 1

Distance **0.21km**

RS = Recent sale UN = Undisclosed Sale

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